152.0	0007	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	849,000 / 849,000
					USE VALUE:	849,000 / 849,000
					ASSESSED:	849,000 / 849,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRANK HEIDE BRITTA
Owner 2:	
Owner 3:	
Street 1:	77 GRAND VIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FRASER ROSS T -
Owner 2:	FRANK BRITTA HEIDE -
Street 1:	77 GRANDVIEW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,071 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 1720 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6071.000	367,300		481,700	849,000
Total Card	0.139	367,300		481,700	849,000
Total Parcel	0.139	367,300		481,700	849,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 493.53 | /Parcel: 493.5

Legal Description

User Acct 100991

GIS Ref

GIS Ref

Insp Date 05/11/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 152.0-0007-0015.0

!11938!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	367,300	0	6,071.	481,700	849,000	849,000	Year End Roll	12/18/2019
2019	101	FV	277,300	0	6,071.	451,600	728,900	728,900	Year End Roll	1/3/2019
2018	101	FV	273,400	0	6,071.	373,300	646,700	646,700	Year End Roll	12/20/2017
2017	101	FV	273,400	0	6,071.	343,200	616,600	616,600	Year End Roll	1/3/2017
2016	101	FV	273,400	0	6,071.	313,100	586,500	586,500	Year End	1/4/2016
2015	101	FV	266,900	0	6,071.	307,100	574,000	574,000	Year End Roll	12/11/2014
2014	101	FV	266,900	0	6,071.	285,400	552,300	552,300	Year End Roll	12/16/2013
2013	101	FV	266,900	0	6,071.	271,600	538,500	538,500		12/13/2012

PRINT

Date	Time
12/11/20	02:03:53

LAST REV

Date	Time
06/12/18	10:51:37

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11938

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRASER ROSS T,	6678-148		1/15/2016	Convenience	1	No	No		
BECKER PETER	47438-329		5/12/2006		446,900	No	No		
SMITH RUSSELL-C	31855-103		9/25/2000		369,000	No	No		
SMITH RUSSELL/E	25406-179		6/13/1995		99	No	No		F

USER DEFINED

Prior Id # 1:	100991
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/15/2013	1689	Manual	6,000					
6/17/2008	655	Addition	43,100	C		G10	GR FY10	ADD BTH, LIVG ROOM
5/30/2006	414	Redo Kit	12,000	C		G7	GR FY07	& 2 BTHs

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2018	Field Review	PT	Paul T
5/11/2018	Inspected	PH	Patrick H
5/3/2018	MEAS&NOTICE	BS	Barbara S
6/10/2015	Field Review	PT	Paul T
2/4/2014	Info Fm Prmt	EMK	Ellen K
10/29/2008	Meas/Inspect	355	PATRIOT
11/22/2006	MLS	HC	Helen Chinal
1/7/2001	MLS	MM	Mary M
11/22/1999	Meas/Inspect	270	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6071		Sq. Ft.	Site		0	80.	0.99	9									481,702						481,700	

Total AC/HA: 0.13937 | Total SF/SM: 6071 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 481,702 | Spl Credit | Total: 481,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	75
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.34953356
Const Adj.:	0.98990101
Adj $ / SQ:	166.988
Other Features:	102453
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	411742
Depreciation:	44468
Depreciated Total:	367274

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

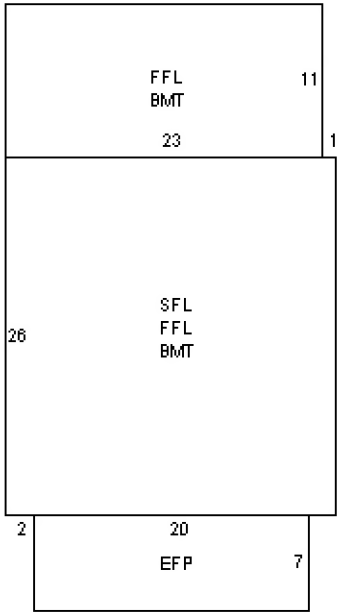
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	166.99
Special Features:	0	Val/Su Net:	145.87
Final Total:	367300	Val/Su SzAd	244.70

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	877	59.490	52,172
FFL	First Floor	877	166.990	146,449
SFL	Second Floor	624	166.990	104,201
EFP	Enclos Porch	140	46.200	6,468

Net Sketched Area:	2,518	Total:	309,290
Size Ad	1501	Gross Are	2518	FinArea	1720
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	25		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0007-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	